

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 13, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and the presence of a quorum was established.

Present: Robert Miller, Chair
Walt Haynes, Vice Chair
Steve Howard, Member
David Moore, Member
Steve Cochran, Member
Bryan Rice, Member
Malvin Wells, Member
John Muffo, Board of Supervisors Liaison
Steven Sandy, Planning Director
Dari Jenkins, Zoning Administrator
Amy Doss, Development Planner

Absent: William Seitz, Secretary
Frank Lau, Member

Approval Of Agenda:

On a motion by Mr. Howard, seconded by Mr. Haynes and unanimously carried the agenda was approved as presented.

Public Hearings:

1. A request by Beliveau Development Corporation (Agent: Yvan J. Beliveau) for a special use permit on 2.627 acres in a Residential Multi-Family (RM-1) zoning district to allow a Country Inn. The property is located at 3000 Shire Circle, identified as Tax Parcel No(s). 64-A-33A (Acct # 026177) in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion are in the Comprehensive Plan.

Mr. Miller introduced the request.

Mrs. Doss stated that the property is located within the Belview Village Expansion area of the Comprehensive Plan. The request is for a special use permit (SUP) for a Country Inn which would allow restaurant sales to the public and guests boarding on the property. The Country Inn will be located within an existing structure. A few modifications will be necessary; however, the appearance will not change. Staff has received one e-mail expressing concern regarding additional construction on the site.

Mr. Wells asked what fire protection had been proposed.

Mr. Miller opened the public hearing.

Mr. Yvan Beliveau, owner, stated the project would require a sprinkler system.

Mr. Wells noted the nearest fire hydrant was approximately 100 ft. from the site. This distance would require firemen to lay hose by hand.

Mr. Beliveau stated the existing hydrant was placed as instructed; however, if necessary an additional hydrant could be installed.

Mr. Beliveau presented the proposed plan for the Country Inn. The plan requires a one-way circulation on the lot. Handicap parking would be provided at the front entrance. The 1900 vintage house has been restored and includes new mechanical systems. He discussed revision to the existing duplex units. He noted the units would no longer be rental units. A total of 20 units are currently proposed.

Mr. Miller asked what the potential seating for the restaurant would be.

Mr. Beliveau stated it would seat approximately 80 customers.

There being no further questions the public hearing was closed.

On a motion by Mr. Moore, seconded by Mr. Howard and carried by a 7-0 vote (Lau and Seitz absent), the Planning Commission recommended approval to the Board of Supervisors of the Beliveau Development Corporation (Agent: Yvan J. Beliveau) request for a special use permit on 2.627 acres in a Residential Multi-Family (RM-1) zoning district to allow a Country Inn with the following conditions:

The following items shall be completed prior to the issuance of a building/zoning permit for the modification of the town homes and/or the proposed restaurant.

- a. Owner shall stabilize all denuded areas and comply with local Erosion and Sediment Control Ordinance requirements.
 - b. The northernmost entrance off of Shire Lane shall to be upgraded to provide for sufficient turning radius of a fire truck.
 - c. Installation of required walkways.
 - d. Paving and striping of existing parking area.
 - e. Owner shall submit a site plan for approval in compliance with the Montgomery County Zoning Ordinance. The plan shall include any required ADA accessible parking, areas to be paved, restaurant requirements, seating, etc.
 - f. Provision of fire protection for the project unless the State Fire Marshall and the Building Official indicates fire protection is not required.
 - g. Installation of a handrail for the walkway from the upper parking area down the hill to the restaurant.
2. A request by the Montgomery County Board of Supervisors to withdraw twenty (20) acres of a 59.2 acre parcel from Agricultural & Forestal District 9 for a new elementary school. The property is identified as Tax Map No. 72-1-56 (Acct # 013681) and is located in the 4600 block of Barnett Road, located south of the Eastern Montgomery High School property, in the Shawsville Magisterial District.

Mr. Miller introduced the request.

Mr. Sandy presented a copy of memo dated 2/13/2008 summarizing the Agriculture Forestal District Committee's discussion. The request is to withdraw property from the AFD #9. He referenced state and county code sections that outlined the requirements for withdrawal of land prior to the renewal date. The County Administrator has submitted a letter addressing the reasons for withdrawal. The request would allow a new elementary school to be constructed. The school would be built for a capacity of 600 pupils. The property owner was not aware of the school project nor did they initiate the proposal to construct the school on this site. The Agriculture & Forestal District Committee recommended approval after a site visit and review of the request.

Mr. Miller noted his concern regarding the possibility of historic properties in this area.

Mr. Miller opened the public hearing.

Mr. Dan Beranato, Montgomery County School Board, stated the school site is part of the Barnette farm and should not impact the historic properties.

Mr. Rice asked if the site was located outside of the 100 year floodplain.

Mr. Sandy stated the site is located on a plateau, definitely outside of the floodplain. The goal of the school is to consolidate the Elliston and Shawsville-Lafayette Elementary schools. The County purchased the property on January 4, 2008. The proposal is to include this 20 acre site into the village and designate it as "civic".

Mr. Berenato noted that the state standards recommend a 20-acre school site.

There being no further speakers the public hearing was closed.

On a motion by Mr. Cochran, seconded by Mr. Howard and carried by a vote of 7 to 0 (Lau and Seitz absent), the Planning Commission found that the applicant demonstrated good and reasonable cause for the withdraw and recommended approval of the request to withdraw twenty (20) acres from Agricultural and Forestal District #9.

3. A request by the Montgomery County Board of Supervisors to change the comprehensive plan designation for 20 acres of a 59.2 acre parcel (ID #013681, Tax Map. No. 72-1 56) located immediately adjacent to the Village of Elliston from the current designation of Resource Stewardship to Village Expansion and for a designation of the parcel as Civic in the Elliston and Lafayette Village Plan in order to accommodate the development of an elementary school. The property is located in the 4600 block of Barnett Road, immediately adjacent to the Eastern Montgomery High School property, in the Shawsville Magisterial District.

Mr. Miller introduced the request.

Mr. Sandy stated the proposal is to include the 20-acre proposed school site as village expansion in the comprehensive plan with the designation "civic".

Mr. Miller opened the public hearing; however, there being no comments the public hearing was closed.

On a motion by Howard, seconded by Mr. Cochran and carried by a vote of 7 to 0 (Lau and Seitz absent), the Planning Commission found that the request was in compliance with the policy established by the Board of Supervisors for Periodic Changes to Planning Policy Areas (ORD-FY-05-26) and recommended approval of the request.

Old Business:

Mr. Sandy discussed the upcoming Planning Commission training event at the New River Valley Planning District Commission.

There being no further business the meeting was adjourned.